

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 16, 2004

Division: Growth Management

Bulk Item: Yes X No

Department: Planning

AGENDA ITEM WORDING: Approval for one Restrictive Covenant from Peter Pike for floor area intensity reduction on a property described as Lot 1, Similar Sound Section A, Big Coppitt Key.

ITEM BACKGROUND: On March 10, 2004 the Planning Commission approved an NROGO floor area allocation award for the applicants listed below provided the applicant's Restrictive Covenant is approved by the BOCC. Peter Pike, a married man and sole owner, submitted the Restrictive Covenant to Monroe County. The applicant is receiving one allocation award for 2,480 square feet for the year ending July 13, 2004, have filed the document in accordance with Ordinance No. 032-2001.

PREVIOUS RELEVANT BOARD ACTION: On July 18, 2001, the BOCC adopted Ordinance No. 032-2001, the NROGO Ordinance. The Board of County Commissioners approved floor area allocation for NROGO Year 12 at their meeting on November 19, 2003.

CONTRACT/AGREEMENT CHANGES: N/A.

STAFF RECOMMENDATION: Approval.

TOTAL COST: X

BUDGETED: Yes N/A No

COST TO COUNTY: N/A

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes N/A No **AMOUNT PER MONTH** N/A **Year**

APPROVED BY: County Atty X OMB/Purchasing N/A Risk Management N/A

DIVISION DIRECTOR APPROVAL:



Timothy J. McFarry, AICP

DOCUMENTATION: Included X To Follow Not Required

DISPOSITION:

AGENDA ITEM # K2

M E M O R A N D U M

TO:: Danny Kolhage, Clerk of the Court
FROM: Timothy J. McGarry, Growth Management Director 
DATE: May 26, 2004
RE: Clarification of Agenda Item

Restrictive Covenant

Permit Number	Name on Agenda Item	Name on Restrictive Covenant	Legal Description
03102793	Peter Pike	Peter Pike	Lot 1, Similar Sound Section A, Big Coppitt Key.

This instrument prepared by:

Peter Pike
3 Tamarind Drive
Big Coppitt, FL 33040

**INTENSITY REDUCTION RESTRICTIVE COVENANT
NON-RESIDENTIAL**

1. **WHEREAS** Peter Pike, a married man, the undersigned is the sole owner of the following described real property located in Monroe County, Florida, described as follows:

Lot(s): 1

Block:

Subdivision: Section A Similar Sound Subdivision

Key: Big Coppitt Key PB: Book 3, Page 126

Real Estates Number(s): 00153640.000000; and

2. **WHEREAS**, an application for building permit #03102793 for the construction of a commercial building on the above described parcel has been submitted to the Monroe County Building Department; and
3. **WHEREAS**, Suburban Commercial (SC) Land Use District allows the construction of office space/storage; and
4. **NOW, THEREFORE**, the undersigned agree as follows:
- The above described non-residential structure is permitted as a commercial building, and upon completion of the structure and final approved inspections will receive a Certificate of Occupancy for a commercial office building; and
 - The floor area ratio of the property will be limited to a maximum of twenty-three percent (23%) for a period of ten (10) years; and

- That the proposed structure has a Floor Area Ratio of 16.3 percent The proposed structure is 2,480 square feet on a 15,235 size parcel; and
- The restrictions herein shall be binding upon the representatives, heirs, assigns and successors in title of the undersigned; it being the intention of the undersigned by execution and recording of this document that his restriction shall run with the land and shall be forever biding upon the successors in title; and
- This covenant is intended to benefit and run in favor of the County of Monroe; and

In the event of any breach or violation of the covenant contained herein, the said County may enforce the covenant by injunction or such other legal method, as the County deems appropriate.

EXECUTED ON THIS _____ day of _____, 200__

WITNESSES

OWNER OR OWNERS

(Signature)

(Signature)

(Print/Type Name)

(Print/Type Name)

(Signature)

(Signature)

(Print/Type Name)

(Print/Type Name)

Sworn before me this _____ day of _____, 200__, A.D.

Notary Public (Print Name)

Notary Public (Signature)
My Commission Expires: _____

